

CITY OF FLORISSANT



Planning and Zoning Commission  
Unofficial Planning & Zoning Minutes

September 6, 2022

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CITY OF FLORISSANT



The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Tuesday, September 6, 2022 at 7:00 p.m. with Chairman Olds presiding.

**Roll Call**

On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke, John Martine, and Tim Lee. David Smith was excused. Also present was Phil Lum, Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

**Approval of Minutes**

Mr. Olds moved to approve Meeting Minutes of August 15, 2022, seconded by Baranowski. Motion carried.

**Announcements**

Phil Lum noted the continued item from the previous meeting was removed from the agenda due to the previous tenant still maintaining a lease and the petitioner not having a legal stake in the property. The petitioner will need to restart the process with proof of legal stake.

**New Business**

**Item 1        2520 and 2710 N Highway 67 (Surrey Plaza 1 & 2)**

**PZ090622-1    Approved – Ward 9**

Request approval of changes to Site Development Plans, located in a 'B-3' Extensive Business District.

Phil Lum noted the petitioner is wanting to redesign the parking lot to allow for improvements to the accessibility. Tom Lane, 727 Craig Rd, stated the existing parking lot will be redone with ADA compliance, a travel path with concrete, and new signage.

Chairman Olds made a motion for approval of changes to the site development plans for 2520 N Highway 67 Surrey Plaza 1 and 2710 N Highway 67 Surrey Plaza 2 to allow for parking lot changes that include ADA improvements per the attached plans C-200, C-201, and C-700 dated 5/8/20 by

Premier Design Group. Approval is subject to the regulations of the ‘B-3’ Extensive Business District, the appropriate ADA compliance regulations, and the following additional requirements:

Construction shall start within 30 days of the issuance of building permits for the project and shall be installed in accordance of the approved construction plan within 180 days of start of construction.

The motion was seconded by Martine. On roll call the Commission voted: Baranowski yes, Minks yes, Olds yes, Nelke yes, Martine yes, and Lee yes. Motion passed.

**Item 2            1157-1159 N. Highway 67 (Kingston 10 LLC)**

**PZ090622-2    Approved – Ward 6**

Request recommended approval to amend a Special Use, Ord. No. 8751 to allow for an outdoor cooking area for a Restaurant facility in a ‘B-3’ Extensive Business District.

Phil Lum stated the fencing proposed around the smoker would be to prevent public access to the smoker rather than for screening purposes. Mr. Baranowski noted Surrey Plaza previously had requested a smoker which was denied recommendation because it was within close proximity to a residential area. Dean Treston, petitioner, noted the residential property is 98 ft from the rear door of the business and would be happy to install a 6ft chainlink fence around the smoker. Mr. Olds stated a metal chainlink would be safe and not flammable. Mr. Treston mentioned he would change the lean-to height to the minimum requested 7’0” to 9’0”.

Chairman Olds made a motion to recommend approval of a Special Use Permit, Ord. NO. 8751 to allow for an outdoor cooking area for a Restaurant facility in a ‘B-3’ Extensive Business District as shown on drawings attached, subject to the conditions set forth below with these conditions being part of the record:

- A. Increase minimum height of structure to 7’0” minimum headroom clearance.
- B. Paint structure of lean-to compatible with building.
- C. Prove 6’ cyclone fencing around cooking area to protect the public, gated as necessary for access.
- D. Requirements to meet regulations of permits by St. Louis County Health Dept. and the City of Florissant.
- E. Changes in Ord. No. 8751 shall include changes to section 1, paragraphs:

3. “Rear door to the premises shall be kept closed to prevent noises to be directed to residentially zoned properties, with the exception of access to and from the cooking area for such activities.”

101                    4. "All activities shall be conducted inside the premises, with the exception of access to  
102                    and from the cooking area for any cooking activities."

103                    The motion was seconded by Nelke. On roll call the Commission voted: Baranowski yes, Minks  
104                    yes, Olds yes, Nelke yes, Martine yes, and Lee yes. Motion passed.

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106                    **Adjournment**

107                    Chairman Olds stated the next meeting will be held on Monday, September 19, 2022 at 7:00  
108                    p.m. Mr. Lee moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at  
109                    7:38 p.m.

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*Savanna B Burton*

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Savanna B Burton, Deputy City Clerk, MRCC